



# School Board Action Report/Proposed Action

**Informational** (no action required by Board)     **Action Report** (Board will be required to take action)

**DATE:** July 21, 2015  
**FROM:** Dr. Larry Nyland, Superintendent  
**LEAD STAFF:** Dr. Lester Herndon, Associate Superintendent of Facilities & Operations,  
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## I. TITLE

BEX IV and BTA III: Meany Middle School    **For Introduction:** September ~~9~~23, 2015  
Renovation Project: Educational    **For Action:** ~~September 23~~October 7, 2015  
Specifications

## II. WHY BOARD ACTION IS NECESSARY

The Educational Specifications provide design teams with information about program space required to support the school’s educational program. Board approval of the Site Adapted Educational Specifications fulfills one of the requirements of the D-5 Form submittal to the Office of Superintendent of Public Instruction for projects that are eligible for state funding assistance.

## III. FISCAL IMPACT / REVENUE SOURCE

Action helps to secure an estimated \$4.5 million in state funding assistance for the Meany Middle School Renovation Project. This motion does not represent a specific expenditure.

Expenditure: N/A     One-time     Annual     Other Source

### Current Project Budget:

BTA III:	\$ 8,280,000
BEX IV:	<u>\$14,475,000</u>
Total “Current” Project Budget:	\$22,755,000

## IV. POLICY IMPLICATION

Policy No. 6100, Revenues from Local, State, and Federal Sources, states, “It is the policy of the Seattle School Board to pursue systematically those funding opportunities that are consistent with district priorities from federal, state, and local governmental units, as well as from private and foundation sources,” and, “the Board agrees to comply with all federal and state requirements that may be a condition for the receipt of federal or state funds.”

## V. RECOMMENDED MOTION

I move that the Board approve the Educational Specifications, dated July 29, 2015, for the Meany Middle School Renovation Project, as attached to the Board Action Report.

## **VI. BOARD COMMITTEE RECOMMENDATION**

This motion was discussed at the Operations Committee meeting on August 20, 2015. The Committee moved the item forward to the full Board with a recommendation for approval.

## **VII. BACKGROUND INFORMATION**

The Educational Specifications provide the design teams with information about the program spaces required to support the school's educational program. They also include the specific area requirements that give the type, number and size of spaces.

Educational Specifications are the written medium through which educators and other stakeholders identify the program factors that are necessary for teaching and learning in order to inform architects and engineers during the design process. This process has focused on the development of district-wide standards to standardize the building and furnishing process, and provide parity throughout Seattle Public Schools. The SPS Strategic Plan has been the source of the vision that will inform all future design process.

The Educational Specifications document should be used as a "guiding document" that encourages the design professional to explore creative solutions. It should not be used as a "trapping document" that the limits the design professional.

Seattle Public Schools has engaged a variety of stakeholders to develop the information to be included in district-wide Generic Educational Specifications. Each stakeholder contributed to the process from his or her area of expertise. There have been multiple levels of engagement to gain necessary input from a comprehensive list of stakeholders. The process included: Nutrition Services, Security, Risk Management, Student Health, Transportation, Playgrounds, Functional Capacity Planning, and various other SPS staff members. They spent many hours providing valuable information for this document. Without their considerable time and effort, this project would not have been possible.

Much of the information supplied was provided by Planning Alliance through a consulting contract with Seattle Public Schools. Additional analysis was supplied by Educational Service District 112 and members of the SPS Projects Department.

## **VIII. STATEMENT OF ISSUE**

Whether to approve the Meany Middle School Renovation Project Adapted Educational Specifications.

## **IX. ALTERNATIVES**

Do not approve the Meany Middle School Renovation Project Educational Specifications. This is not recommended. If the state assistance funding requirements are not met, the District will not receive state assistance funding for this project.

**X. RESEARCH AND DATA SOURCES / BENCHMARKS**

- Middle School Generic Educational and Technical Specifications, Seattle Public Schools, 2012.
- Meany Middle School Renovation Project School Design Advisory Team
- Consultation with Interim Planning Principal BiHoa Caldwell, who is serving as an advisor to project until a permanent Meany Middle School Principal is hired in 2016.

**XI. TIMELINE FOR IMPLEMENTATION / COMMUNITY ENGAGEMENT**

The Meany Middle School Renovation Project Adapted Specification was developed by teachers, building support staff, principals, administrators, parents, and community members through the School Design Advisory Team (SDAT) process.

Upon Board approval, the Meany Middle School Renovation Project Adapted Educational Specification will provide the basis for the design of the Meany Middle School Renovation Project.

**XII. ATTACHMENTS**

- Meany Middle School Renovation Project Adapted Site Educational Specification, Dated July 29, 2015.

# Program Documents

	Existing Meany Middle School	Generic Middle School Ed Spec	Percent Difference
Gross SF	118,759	139,372	85%
Assigned SF	87,151	105,585	82.5%
Unassigned SF	31,608 (39%)	33,787 (32%)	
Teaching Stations	40	44	90%
Student Seats	1,088	1,242	88%
Enrollment Capacity	850	1,000	85%

## Project Building Blocks:

Structural reinforcement to meet current seismic codes.

Replacement of lighting with new energy efficient LED fixtures.

New automatic sprinkler system and fire alarm system.

New telecommunications infrastructure.

Building envelope upgrades including replacement of single pane windows with thermally efficient windows, increased insulation at opaque walls and completion of the re-roofing/roof insulation work.

Classroom upgrades including new classroom and science lab technology, improvements to visual art, music and performing arts rooms, and improvements to physical education facilities.

Re-partitioning of about 10% of the school to create spaces that are in closer conformance with the School District Educational Specifications for Middle Schools.

Upgrade interior finishes including flooring, ceilings and painting.

Beyond the 'must-do' items, the design team will pursue other means to improve the student experience and to tailor the school to fit the value and vision of Seattle Public Schools, the community, students, families and educators to the extent that the established project budget allows.

### Program Diagram



TEACHING STATION SUMMARY	SITE SPECIFIC ED SPEC (81% Facility Size)	GENERIC ED SPEC 1000 STUDENT
CORE ACADEMIC CLASSROOM (1-21)	21	26
CORE ACADEMIC SCIENCE (22-27)	6	6
SPECIAL ED 'SELF-CONTAINED' (34-36)	3	3
SPECIAL ED 'RESOURCE' (37-38)	2	0
ELECTIVES (28-30)	3	3
PHYSICAL EDUCATION (31-33)	3	3
CAREER TECHNICAL EDUCATION (39-40)	2	3
<b>TOTAL TEACHING STATIONS</b>	<b>40</b>	<b>44</b>

(World Language classrooms are counted as Core Academic Teaching Stations)

FLEXIBLE CLASSROOMS	1	3
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(Flexible Classrooms are not identified as Teaching Stations in the Generic Ed Spec)

## Program Summary

Ed Spec Area	Site Specific Ed Spec SF	Adj. Teaching Stations	Adj. Students /Stn	1000 Student Ed Spec SF	Teaching Stations	Students /Stn	
<b>Administration</b>	<b>5,971</b>			<b>7,265</b>			
Reception/Waiting		375			700		
Secretary Office		220			150		
Fiscal Office		150			150		
Principal Office		192			200		
Asst Principal Office		150			150		
Asst Principal Waiting		100			150		
Conference Room 1		175			250		
Conference Room 2		255			250		
Attendance Office		133			150		
Security Office		300 (2)			150		
Counselor Office		321 (2)			160		
Shared Workroom/Kitchenette		240			300		
Mail Area		95			200		
Storage Room 1 (tests)		75			200		
Storage Room 2		150			200		
Shared Office 1		150			120		
Shared Office 2		195			120		
Shared Office 3		150			120		
Shared Office 4		483			120		
Records Room		100			175		
Admin Restrooms		140			100		
Computer Storage & Repair		57			200		
Teacher Work/Break Area 1		508			350		
Teacher Work/Break Area 2		0			350		
Teacher Lounge		850			1,800		
Book Storage Room		250			250		
PTA/Volunteer Storage		157			200		
<b>Core Academic</b>	<b>29,433</b>	<b>27</b>	<b>810</b>	<b>37,800</b>	<b>32</b>	<b>960</b>	
Core Academic Classroom 1		875	1	30	900	1	30
Core Academic Classroom 2		875	1	30	900	1	30
Core Academic Classroom 3		875	1	30	900	1	30
Core Academic Classroom 4		875	1	30	900	1	30
Core Academic Classroom 5		875	1	30	900	1	30
Core Academic Classroom 6		875	1	30	900	1	30
Core Academic Classroom 7		875	1	30	900	1	30
Core Academic Classroom 8		875	1	30	900	1	30
Core Academic Classroom 9		875	1	30	900	1	30
Core Academic Classroom 10		875	1	30	900	1	30
Core Academic Classroom 11		875	1	30	900	1	30
Core Academic Classroom 12		875	1	30	900	1	30
Core Academic Classroom 13		875	1	30	900	1	30
Core Academic Classroom 14		875	1	30	900	1	30
Core Academic Classroom 15		875	1	30	900	1	30
Core Academic Classroom 16		875	1	30	900	1	30
Core Academic Classroom 17		875	1	30	900	1	30
Core Academic Classroom 18		1,194	1	30	900	1	30
Core Academic Classroom 19		1,172	1	30	900	1	30
Core Academic Classroom 20 (World Lang.)		1,215	1	30	900	1	30
Core Academic Classroom 21 (World Lang.)		1,200	1	30	900	1	30
Core Academic Classroom 22		0	-	-	900	1	30
Core Academic Classroom 23		0	-	-	900	1	30
Core Academic Classroom 24		0	-	-	900	1	30
Core Academic Classroom 25		0	-	-	900	1	30
Core Academic Classroom 26		0	-	-	900	1	30
Science Classroom Lab 1		1,200	1	30	1,600	1	30
Science Classroom Lab 2		1,200	1	30	1,600	1	30
Science Classroom Lab 3		1,200	1	30	1,600	1	30
Science Classroom Lab 4		1,200	1	30	1,600	1	30
Science Classroom Lab 5		1,200	1	30	1,600	1	30
Science Classroom Lab 6		1,460	1	30	1,600	1	30
Science Shared Stor/Prep Room 1		635			300		
Science Shared Stor/Prep Room 2		0			300		

Science Shared Stor/Prep Room 3	0				300			
Flex Classroom	860				900			
Flex Classroom	520				900			
Flex Classroom	0				900			
Book/Tech Storage Room 1	252				200			
Book/Tech Storage Room 2	50				200			
Book/Tech Storage Room 3	0				200			
Small Group Room 1	0				200			
Small Group Room 2	0				200			
Small Group Room 3	0				200			
<b>Library</b>	<b>4,610</b>				<b>7,100</b>			
Reading/Stacks/Group Instruction	2,300				4,500			
Computer Lab 1 (30 students)	1,172				1,000			
Computer Lab 2 (30 students)	1,033				1,000			
Workroom	105				300			
Librarian Office (w/ above)					200			
Restrooms (2)	0				100			
<b>Electives</b>	<b>5,651</b>	<b>3</b>	<b>90</b>		<b>7,575</b>	<b>3</b>	<b>90</b>	
Visual Arts Classroom w/kiln	2,122	1	30		1,500	1	30	
Art Supply Storage	335				300			
Art Project Storage (w/ above)					250			
Performing Arts Classroom A (Chorus: 30)	805	1	30		1,600	1	30	
Performing Arts Classroom B (Band: 30)	1,550	1	30		2,200	1	30	
Instrument Storage	183				400			
Shared Storage	80				200			
Shared Music Library (w/ above)					150			
Practice Room 1	220				75			
Practice Room 2	160				75			
Practice Room 3	98				75			
Practice Room 4	98				75			
Practice Room 5	0				75			
Ensemble/Mixing Room 1	0				300			
Ensemble/Mixing Room 2	0				300			
World Language1 (in Core Academic)								
World Language2 (in Core Academic)								
<b>Physical Education</b>	<b>15,394</b>	<b>3</b>	<b>90</b>		<b>15,570</b>	<b>3</b>	<b>90</b>	
Gymnasium	10,417	2	30		8,500	1	30	
Fitness Room	1,540	1	30		2,500	1	30	
Fitness Storage Room	385				n/a			
Health Classroom	0	0	30		900	1	30	
Boys' Locker Room	675				950			
Boys' Toilet & Shower	165				150			
Girls' Locker Room	675				950			
Girls' Toilet & Shower	165				150			
Girls' PE Teacher Office	146				150			
Women's Staff Toilet & Shower	60				85			
Boys' PE Teacher Office	146				150			
Men's Staff Toilet & Shower	60				85			
Storage Room 1	660				350			
Storage Room 2 (w/ above)					350			
Community Partner Storage	150				300			
Field Storage	150				n/a			
<b>Special Ed</b>	<b>5,434</b>	<b>5</b>	<b>50</b>		<b>4,475</b>	<b>3</b>	<b>30</b>	
Self Contained Classroom 1 (Adaptive)	1,145	1	10		1,000	1	10	
Self Contained Classroom 2 (Social/Emo)	1,265	1	10		1,000	1	10	
Self Contained Classroom 3 (Focused)	934	1	10		1,000	1	10	
Resource Classroom 4	578	1	10		0	0		
Resource Classroom 5	574	1	10		0	0		
Toilet/Shower/Laundry (w/ Adaptive)	95				200			
Toilet (w/ Social/Emotional)	50				75			
Kitchen (w/ above)					200			
Speech	150				200			
OT/PT	493				800			
Storage (w/ Adaptive)	100				0			
De-escalation (w/ Social/Emotional)	50				0			
<b>Career Technical Education</b>	<b>3,260</b>	<b>2</b>	<b>48</b>		<b>5,300</b>	<b>3</b>	<b>72</b>	
Health Human Svc Classroom Lab	0				1,200	1	24	
Storage Room	0				200			
Business/Mktg/IT Classroom Lab	950	1	24		1,200	1	24	
Storage Room	215				200			

Science/Eng/Industry Classroom Lab	2,095	1	24	1,600	1	24
Project Work Area	(w/ above)			600		
Storage Room	(w/ above)			300		
<b>Health Clinic</b>	<b>1,443</b>			<b>1,400</b>		
Reception	95			120		
Waiting Room	97			100		
School Nurse Office	120			120		
Cot/Treatment Room 1	150			80		
Cot/Treatment Room 2 (in Admin area)	66			80		
Nurse Practitioner Office	112			120		
Exam Room 1	116			80		
Exam Room 2	116			-		
Lab	146			150		
Restroom	0			50		
Restroom w/ Shower	112			80		
Mental Health Counselor	150			150		
Shared Office	(w/ below)			120		
Counseling Room	163			150		
<b>Student Dining</b>	<b>10,510</b>			<b>13,245</b>		
Dining Commons (50% capacity)	6,600			7,480		
Platform	972			2,000		
Performing Arts Storage	270			350		
Dressing Room 1	0			200		
Dressing Room 2	0			200		
Serving Area	(in exstg Kitchen)			950		
Kitchen	2,067			1,100		
Manager Office	63			140		
Walk-in Cooler & Freezer	0			400		
Dry Storage	406			350		
Chemical Storage/Laundry	132			75		
<b>Maintenance</b>	<b>5,445</b>			<b>5,855</b>		
Central Receiving/Storage	510			600		
Loading Dock	0			0		
Lead Custodian Office	160			150		
Equipment Storage 1	365			400		
Equipment Storage 2	265			400		
Maintenance Workroom	170			200		
Custodial Closets	325 (5@65)			455 (7@65)		
Mech/Electrical Rooms (5@700)	3,500			3,500		
Service Courtyard Storage	150			150		
Total Teaching Stations	40			44		
Total Seats		1,088			1,242	
Subtotal Assigned SF	<b>87,151</b>	<i>(Existing Meany Building)</i>		<b>105,585</b>		
Unassigned SF	31,608	<i>(Existing unassigned, 39%)</i>		33,787	<i>(32%)</i>	
<b>Gross SF</b>	<b>118,759</b>	<i>850 Site Specific Ed Spec (Meany Building not including Parks)</i>		<b>139,372</b>	<i>Generic 1000 Student Ed Spec</i>	



# Deviations

## **Deviations to Generic Educational Specification Dec 2011**

### **3.2 Core Academic**

- a. Science Classroom: Provide fume hood at Shared Science Prep in lieu of fume hoods at each classroom per Item 2-03 Teaching and Learning Minutes #2 dated 05/27/2013.
- b. Science Classroom: Provide plastic laminate countertops in lieu of epoxy resin. Harsh chemicals are not used in science program per Item 2-03 Teaching and Learning Minutes #2 dated 05/27/2013.

### **3.3 Library**

- a. Omit librarian office. Small office at southeast corner of library was removed per Item 6. Teaching and Learning Minutes #3 dated 07/18/2013.
- b. Dedicated after-hours access not provided. Existing building configuration does not allow for separate access for after-hours community access per Item 17. Teaching and Learning Minutes #3 dated 07/18/2013.

### **3.4 Electives**

- a. Band/Chorus: Maximized number of Practice Rooms in lieu of dedicated Ensemble/Mixing Rooms. Infrastructure provided in Room 040C for conversion to dedicated Mixing Room. Per Item 2-04 Teaching and Learning Minutes #2 dated 05/27/2013.
- b. Band/Chorus: Filing Cabinets provided in lieu of Shared Music Library per Item 2-04 Teaching and Learning Minutes #2 dated 05/27/2013.

### **3.5 Physical Education**

- a. Omit teaching station dedicated to Health Education per Item 1-04 Teaching and Learning Minutes #1 dated 01/13/2013.
- b. Provide (2) teaching stations at the Gymnasium (in lieu of 1 station per Ed Spec), locate teaching stations to opposite sides of the gym divider per Item 1-05 Teaching and Learning Minutes #1 dated 01/13/2013.

### **3.6 Special Education**

- a. Provide (5) teaching stations; (3) Self-contained Classrooms for "intensive services" Adaptive, Focused and Social/Emotional, (2) Resource classrooms per Item 1-06 Teaching and Learning Minutes #1 dated 01/13/2013 and Item 6-01 Teaching and Learning Minutes #6 dated 7/10/2015.

b. Provide shower at Health Clinic in lieu of shower in classroom toilet room per Item 2-05 Teaching and Learning Minutes #2 dated 05/27/2013.

c. OT/PT room provided is 540 sf. It is situated next to the Adaptive and Social/Emotional Classrooms. To fit into this location and within the constraints of the existing building the OT/PT room is 140 sf smaller than 85% of the Ed Spec, per email correspondence dated 08-06-2014.

### **3.7 Career Technical Education**

a. Provide (2) CTE Labs in lieu of (3) CTE Labs: Plan for Gateways CTE and Business/Video CTE per Item 2-02 Teaching and Learning Minutes #2 dated 05/27/2013.

### **3.8 Health**

a. Provide second Exam Room in lieu of Shared Office per Item 5-03 Teaching and Learning Minutes #5 dated 08/28/2014.

### **General:**

Room size deviations as described in attached summary

END